

DELEGATED OFFICER REPORT

Application Ref: L/24/98021

Site Address: GREYWELL, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DL

Case Officer: Claire Campbell-Best

Description: Listed Building Consent: Internal alterations to existing ensuite bathroom in master bedroom and dressing room and new french doors to replace ground floor corridor window to the northern elevation

Particular Site Constraints	Yes ☒	No ☐
Within Designated Countryside Old Bursledon Conservation Area Old Bursledon Special Policy Area Grade II Listed Building Historic Park/Garden – Greladyes Park Southern Water Services 2m Buffer – Foul Sewer Public Right of Way 25m Buffer – Bursledon 505 Footpath Tree Preservation Order – 175-H		

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
H/24/97187	Proposed garage with first floor ancillary accommodation, rebuilding of brick boundary wall and new internal courtyard wall (revised scheme approved under H/22/93352) together with single storey side extension to main house, alterations to existing outbuilding with attached car port linked to proposed garage and covered walkway to main house, replacement vehicular gates, creation of new timber gate and associated tree works and external landscaping	Resolution to Permit at the Bursledon, Hamble-le-Rice and Hound Local Area Committee on 18/07/24 subject to further ecological information.
L/24/97193	Listed Building Consent: Proposed garage with first floor ancillary accommodation, rebuilding of brick boundary wall and new internal courtyard wall (revised scheme approved under H/22/93352) together with single storey side extension to main house, alterations to existing outbuilding with attached car port linked to proposed garage and covered walkway to main house, replacement vehicular gates, creation of new timber gate and associated tree works and external landscaping	Resolution to Grant Listed Building Consent at the Bursledon, Hamble-le-Rice and Hound Local Area Committee on 18/07/24
H/22/93352	Construction of garage with ancillary first floor accommodation, rebuilding of brick boundary wall and new internal courtyard wall	Permit – 28/09/2022
L/22/93401	Listed Building Consent: Construction of garage with ancillary first floor accommodation, rebuilding of brick	Grant Listed Building Consent – 21/02/2022

	boundary wall and new internal courtyard wall	
H/21/92136	New rear porch, replacement of small rear flat roof to pitched roof, new vehicular gated entrance, demolition of outbuildings and minor external works	Permit – 21/02/2022
L/21/92151	Internal alterations, new rear porch, replacement of small rear flat roof to pitched roof, new vehicular gated entrance, demolition of outbuildings and minor external works	Grant Listed Building Consent – 21/02/2022
C/04/52532	Reduction of section of brick boundary wall	Permit – 13/12/2004
L/04/52369	Listed Building: Reduction of section of brick boundary wall	Grant Listed Building Consent – 29/11/2004
L/34609/002/00	Listed Building Works: Elevational alterations and re-roofing of store room	Grant Listed Building Consent – 20/11/1997

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None were received		
Bursledon Parish Council:	<u>No Objection</u> Bursledon Parish Councillors had not objection to this application.		
Built Heritage Consultant:	<u>No Objection:</u> Context This building, standing at one of the highest points of Old Bursledon, is in the northeast of the Old Bursledon Conservation Area as designated on 16th December 1982 and the Old Bursledon and Hungerford Bottom Special Policy Area. It was listed Grade II on 5th December 1955, so one of the earliest tranches of listing, giving it more import than those of 1983 say. This is a building with an interesting history having previously been a symmetrically fronted pub called The New Inn belonging to the Romsey brewery called Strong's, and facing the road. At a later stage, probably in the Arts and Crafts period at the turn of the last century, it was altered, extended and enhanced by Mrs Shawe-Storey as one of a number of properties around the perimeter of her Greyladyes estate, that she bought, modernised and let. The front was moved round to the south elevation, new entrance gates and boundary wall added, extensions added to the rear, new more decorative chimneys built and internal spaces enhanced together with staff accommodation at the northern end. She was passionately fond of beautiful brickwork – hence the myriad of elegant chimneys on all the houses she upgraded, on this one diagonal dual and triple stacks. This house was also one of the homes used in the late 1980's television drama Howards Way based in the village. The Proposal Following an unexpected change in ownership, some changes are sought to the extension added to the rear by Mrs Shaw-Storey at the beginning of the last century. The internal alterations are to the en-suite to the master bedroom, which are mostly stud wall alterations and a new doorway into what is currently the study, in order to change its function to a dressing room utilising an existing door. The roof access hatch is to be resited and the skirting's replaced to match those of the original part of the house together with coving.		

	Externally an existing window from the corridor north of the living room is to be changed to French doors to enhance the buildings relationship with the outside and usability. All the proposed changes are in keeping with the building and do not compromise its heritage, but enhance its usability. Conclusion These changes will enhance the usability of Greywell House without affecting the heritage value of the building. No objection.
Trees:	No objection
Old Bursledon Action Group:	No comments were received
Historic England:	No comment
The Gardens Trust:	No comments were received
Hampshire Gardens Trust:	No comments were received

Site Visit:	Yes ☐	No ☒
Details: Site visits carried out on recent previous applications. Photographs are on file.		

Relevant Policy and Legislation: <u>Listed Building Consent:</u> Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states: <i>“In considering whether to grant Listed Building Consent for any works, the Local Planning Authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”</i> The Development Plan: Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Policies of the adopted Eastleigh Borough Local Plan 2016-2036. The relevant policies to this application are: S1 (Delivering Sustainable Development), S5 (New Development in the Countryside), S8 (Historic Environment), DM1 (General Criteria for New Development), DM12 (Heritage Assets) and DM26 (Development in the countryside) National Planning Policy and Guidance: The latest iteration of the National Planning Policy Framework (the NPPF or Framework) and published in December 2023 and as set out within paragraph 224; the policies contained within it are material considerations which should be taken into account in dealing with application from the day of its publication. Of particular relevance to this application are Paragraph 141 of the NPPF which relates to the display of advertisements, as well as Section 16 ‘Conserving and enhancing the historic environment.’ The Planning Practise Guidance provide additional guidance in support of the policies within the Framework and is also a material consideration in the determination of the application.

Assessment:

Site and Surroundings

The application site is located to the west of Station Hill, set back by a brick wall which fronts the road. The dwellinghouse is a Grade II Listed Building, according to Historic England, their listing description is as follows:

C18, 2 storeys, 3 windows. Red tile roof over L-shaped block with gables, and hip on corner; later 'Tudor' chimneys. Walling in blue header brickwork, with red flush dressings; quoins, quoins beside windows carried through 2 floors, cambered arches (with keystones). Side elevation of 4 windows and doorway. Casements. Gate piers in brick with stone top and ball, plinth and 2 intermediate projections bands.

The wider surroundings fall within designated countryside and the Old Bursledon Conservation Area. There are some residential dwellings nearby, however the immediate surroundings comprise open countryside.

Proposal

This application seeks listed building consent which propose involve internal alterations to the existing ensuite to the master bedroom; some of the internal wall stud and existing doorway would be removed to form a new double bi-fold door opening to the ensuite and the insertion of a new doorway in the master bedroom (using the existing ensuite door) into what is currently the study, this will be changed into a dressing room. The roof access hatch would be re-positioned and the skirting boards replaced to match those of the original part of the house together with coving.

Externally an existing ground floor window on the northern elevation will be replaced with fully glazed crittle French doors which would provide access to the courtyard within the site.

Principle and Policy

Greywell is a Grade II Listed Building and is within the Old Bursledon Conservation Area. Therefore, the policy requirements and criteria in Policy DM12 are relevant. The policy states that the proposed development within the setting of a heritage asset will be permitted provided it does not harm or detract from the significance or special interest of the asset and sustains and enhances its special character and qualities.

Impact upon the Listed Building

The proposals, both internal and external, are considered to be modest and appropriate in the context of the Grade II Listed Building and seek to ensure the historical value of the property is preserved. The replacement French doors would match in design with the existing fenestration to the building respecting its external historic character.

The Built Heritage Consultant has reviewed the application and has placed no objection to the proposals. They advised the proposed changes are in keeping with the building and do not compromise its heritage, moreover the building's usability will be enhanced as a result of the proposals without affecting the heritage value of the building.

The proposals are therefore considered to preserve the character of the listed building, as well as preserving the character and appearance of the wider surrounding conservation area. As a result, the proposals are considered to accord with the abovementioned policies, Legislation and the contents of the NPPF.

Other Matters

There is a Public Right of Way (footpath) northeast of the site. The internal and external alterations to the Listed Building would not be visible from this Public Right of Way. Therefore, the proposals are not expected to impact this Public Right of Way.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion: The proposal is considered to be acceptable in terms of Listed Building Consent.

Recommendation:

**GRANT LISTED BUILDING
CONSENT ☒**

**REFUSE LISTED BUILDING
CONSENT ☐**